

067.A

0004

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
741,100 / 741,100

USE VALUE:

741,100 / 741,100

ASSESSED:

741,100 / 741,100


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		JOYCE RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DEPALMA VALERIE &	
Owner 2: SMITH RUSSELL	
Owner 3:	

Street 1: 26 JOYCE RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: FRANCHI SUSAN M -
Owner 2: -
Street 1: 87 BEVERLY ROAD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 7,816 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Aluminum Exterior and 1742 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7816		Sq. Ft.	Site		0	70.	0.84	12									458,136						458,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7816.000	283,000		458,100	741,100		128926
							GIS Ref
							GIS Ref
							Insp Date
							10/12/18

PREVIOUS ASSESSMENT								Parcel ID	067.A-0004-0004.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	283,000	0	7,816.	458,100	741,100	741,100	Year End Roll	12/18/2019
2019	101	FV	224,200	0	7,816.	425,400	649,600	649,600	Year End Roll	1/3/2019
2018	101	FV	224,200	0	7,816.	425,400	649,600	649,600	Year End Roll	12/20/2017
2017	101	FV	224,200	0	7,816.	373,100	597,300	597,300	Year End Roll	1/3/2017
2016	101	FV	224,200	0	7,816.	340,300	564,500	564,500	Year End	1/4/2016
2015	101	FV	210,100	0	7,816.	301,100	511,200	511,200	Year End Roll	12/11/2014
2014	101	FV	203,700	0	7,816.	284,700	488,400	488,400	Year End Roll	12/16/2013
2013	101	FV	203,700	0	7,816.	271,000	474,700	474,700		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRANCHI SUSAN M	63891-270		7/10/2014		549,000	No	No		
FRANCHI ALBERT	30015-89		4/5/1999	Family		1	No	No	
	18027-12		4/1/1987		192,000	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
1/23/2020	154	New Wind	5,847	C					10/12/2018	MEAS&NOTICE	BS	Barbara S					
7/9/2019	1022	Heat App	10,910	C					4/6/2009	Entry Denied	372	PATRIOT					
7/3/2015	877	Insulate	4,789		7/3/2015			Air sealing and in	12/13/1999	Mailer Sent							
									12/9/1999	Measured	163	PATRIOT					
									11/1/1981		CM						

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 5	- Cape			Full Bath: 1	Rating: Good																		
Sty Ht: 1H	- 1 & 1/2 Sty			A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 1	- Concrete			A 3QBth:	Rating:																		
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good																		
Prime Wall: 3	- Aluminum			A HBth:	Rating:																		
Sec Wall:				OthrFix:	Rating:																		
Roof Struct: 1	- Gable			OTHER FEATURES																			
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1													
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O														
View / Desir:				Fpl: 1	Rating: Good			Other															
GENERAL INFORMATION				WSFlue:	Rating:			Upper															
Grade: C	- Average			CONDOS INFORMATION				Lvl 2															
Year Blt: 1949	Eff Yr Blt:			Location:				Lvl 1															
Alt LUC:	Alt %:			Total Units:				Lower															
Jurisdct:	Fact: .			Floor:				Totals	RMS: 5	BRs: 2	Baths: 1	HB: 1											
Const Mod:				% Own:				REMODELING				RES BREAKDOWN											
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL											
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	5	2												
Avg Ht/FL: STD				Phys Cond: GD	- Good			Additions:															
Prim Int Wall: 1	- Drywall			Functional:				Kitchen:															
Sec Int Wall:				Economic:				Baths:															
Partition: T	- Typical			Special:				Plumbing:															
Prim Floors: 3	- Hardwood			Override:				Electric:															
Sec Floors:				Total: 18.6			Heating:																
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				General:	1	5	2												
Subfloor:				Basic \$ / SQ: 105.00				COMPARABLE SALES															
Bsmnt Gar:				Size Adj.: 1.25284195				Rate	Parcel ID	Typ	Date	Sale Price											
Electric: 3	- Typical			Const Adj.: 0.99989998																			
Insulation: 2	- Typical			Adj \$ / SQ: 131.535																			
Int vs Ext: S				Other Features: 83750																			
Heat Fuel: 2	- Gas			Grade Factor: 1.00																			
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100				LUC Factor: 1.00																			
Solar HW: NO	Central Vac: NO			Adj Total: 347606																			
% Com Wall:	% Sprinkled:			Depreciation: 64655																			
				Depreciated Total: 282952																			
MOBILE HOME				Make:				WtAv\$/SQ:	AvRate:	Ind.Val			IMAGE										
SPEC FEATURES/YARD ITEMS				Model:								AssessPro Patriot Properties, Inc											
				Serial #:				Juris. Factor:		Before Depr:	131.54												
				PARCEL ID	067.A-0004-0004.0			Special Features:	0	Val/Su Net:	102.28												
								Final Total:	283000	Val/Su SzAd	162.48												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N	Total Yard Items:				Total Special Features:				Total:														